

Town of Horicon

ZONING BOARD OF APPEALS

Minutes of January 24, 2006

Members Present: Vice-Chairperson Harry Balz, Dan Smith, Curt Castner, Gail Serrine, Absent: Steven Smith, Priscilla Remington.

Others Present: Counsel to Boards Mike Hill, Zoning Administrator Gary McMeekin,

Guests Present: John Silvestri, Carl Koehler, John and Geraldine Farrell, Susan Millington, Chuck Moody.

PUBLIC HEARINGS:

File No. 2005-54 Tax Map 38.-20-1-5 Dennis Borrello seeking an area variance from shoreline setback to build a deck on home located at 7 Horicon Birches Rd. Chuck Moody representing the applicant stated that the applicant would like to build a 10' deck that requires a 8' variance. As there are no comments or questions Curt Castner made a motion to close the public hearing, 2nd by Dan Smith. All Ayes.

Regular Meeting of the ZBA was called to order by Vice-Chairperson, Harry Balz. Curt Castner made a motion to approve the minutes as written, 2nd by Gail Serrine. All Ayes

UNFINISHED BUSINESS:

File No. 2005-54 Tax Map 38.20-1-5 Dennis Borrello seeking an area variance from shoreline setback to build a deck on home located at 7 Horicon Birches Rd. Curt Castner made a motion to approve the variance because there is no change in the character of the neighborhood, this can not be achieved by other means and there is no adverse impact on the environment, 2nd by Gail Serrine. All Ayes

File No. 2005-56 Tax Map 36.15-1-12.1 Erling Asheim seeking an area variance from road frontage for a 2 lot subdivision on East Shore Drive. John Silvestri representing the applicant stated that each parcel has 62.4' of proposed road frontage where 100' is required for each lot. Discussion ensued regarding the measurement of the shoreline and how much shoreline would be contributed to each lot. Gail Serrine stated that if the shoreline frontage for each lot is less than 100' per lot, then a variance for shoreline frontage would be required. Harry Balz asked the applicant's representative about the neighbor's access, well and septic. John Silvestri stated that he was not aware of any issues regarding the septic or well on the neighboring parcel but was aware of the encroachment on the Connelly property. Harry Balz stated that he has concerns with the septic and leach field locations, the well location, the proposed access road, along with the amount of shoreline frontage. Dan Smith made a motion to deem the application incomplete requesting information on the neighboring septic, wells, the shoreline frontage amounts and roadway setup, 2nd by Curt Castner. All Ayes.

NEW BUSINESS:

2006-01 Tax Map 106.-1-4 Carol Meyer seeking area variances for density and road frontage for a 4 lot subdivision located on Hayesburg Rd. Susan Millington representing the applicant stated that this parcel is

30.49 acres in the R2-5, LC-10 and LC-42.6 acre zones, where lot #3 is the only lot in complete compliance with the required acreage and road frontages. After a brief discussion the board requested that the applicant submit the acreage of each lot in each zone. Dan Smith made a motion to deem the application incomplete requesting the acreage of each lot within each zone and possible adjustments be made to the proposed parcels to grant the minimum variances necessary, 2nd by Curt. All Ayes.

Harry Balz stated that he is recusing himself from voting on the Carl Koehler application as he is a neighbor of the applicant, but continued to chair the meeting.

2006-02 Tax Map 20.10-1-50 Carl Koehler seeking an area variance to build an addition on home located at 21A Jay Ct. Carl Koehler stated that he would like to build a 14' x 18' addition with overhang on his home, he is located 40' from the nearest townhouse and is required to be 20' from the rear lot line. After a brief discussion, Gail Sirrine made a motion to deem the application complete, schedule a public hearing, forward this application to the Warren Co. Planning Board, waiving the referral to the Town Planning Board, 2nd by Dan Smith. The board was polled: Dan Smith Aye Curt Castner Aye Gail Sirrine Aye Harry Balz Abstain

Harry Balz rejoined the board

2006-03 Tax Map 56.5-1-6 John Farrell seeking area variances from shoreline setback and road setback to build an addition on home located at 7756 State Rte 8. Discussion ensued regarding the location and size of the existing septic system, the drawing showing a 5' x 8' balcony located on the lakeside of the addition and the grade of the parcel. The applicant stated that the balcony would be off the second story of the addition, 5' closer to the lake than the addition. Gary McMeekin stated that he was unaware of the balcony request which would change the shoreline setback variance request to 45' where 50' is required. Dan Smith made a motion to deem the application complete, schedule a public hearing, forward the application to the Warren Co. Planning Board, and refer this application to the Town Planning Board, 2nd by Gail Sirrine. All Ayes.

Privilege of the Floor:

Dan Smith stated that he spoke to Town Board Member Ken Higgins regarding amendments to the Zoning Ordinance and would like input from this board.

There being no further business before the board, Vice-Chairperson Harry Balz adjourned meeting at 9:05 PM.

Respectfully Submitted,
Christine Smith-Hayes